

Verde Valley Habitat for Humanity – Sedona Units

Owner/Developer:

Habitat for Humanity

737 Main Street

Cottonwood, Arizona 86326

LETTER OF INTENT AND PROJECT INFORMATION FOR: “THE HABITAT FOR HUMANITY – SEDONA UNITS”

The applicant is proposing a new multi-family tri-plex building consisting of two three bedroom units and one two bedroom unit with associated driveway, parking, entry court and patios that will be located on existing vacant site at 460 Peach Lane Sedona, Arizona. The units will be attached and housed in one building structure.

The project is being developed for the Sedona community through a partnership between the Verde Valley Habitat for Humanity, the City of Sedona, local community leaders and the local contractors to provide affordable housing options for our community workforce.

The subject property/Assessors parcel # 401-14-100, is a 11,326 sq.ft. (.26 acre) parcel and is zoned RM-3 (High Density Multi-family Residential).

Units allowed on parcel = 5 units

Lot Coverage Allowed = 2,832 sq.ft. (11,326 sq.ft. x 25% = 2,832 sq.ft.)

Floor Area Ratio = 5,663 sq.ft. (11,326 sq.ft. x .5 = 5,663 sq.ft.)

The subject parcel is a corner lot and is bordered on the south by Peach Lane and Sunset Lane on the east.

The subject property is surrounded by RM-3 (High Density Multi-family Residential) to the west and north, RS-10b (Single Family Residential) across Sunset Lane to the east and the City of Sedona Public parking lot across Peach Lane on the south.

Pursuant to the General Submittal requirements for the proposed development of the new Habitat for Humanity Sedona housing units, the following describes the intent of the project.

Site Design and Building Placement:

Our goal is to develop the existing vacant property with an emphasis meeting current designated zoning, City of Sedona Land development Code and the City of Sedona Community Plan while creating the opportunity to provide three new affordable housing units with pedestrian connections to nearby city activity center and public transportation. The new building location and form will create an inviting focus and the massing, building materials will compliment the surrounding built environment..

Building Information:

The new building will consist of three attached housing units.

Units 1 and 2 will be two story units with three bedrooms. The lower floor will have the kitchen, dining/living great room and one bedroom/bath with two bedrooms and bath at upper level. Unit 3 will be two story unit with two bedrooms. The lower floor will have the kitchen, dining/living great room and one bedroom/bath with one bedroom and bath at upper level. The units will be attached and each unit will have an attached single car carport and storage.

Each unit will have 904 sq.ft. of lot coverage. (lower level livable + portion of carport)

Total lot coverage for parcel will be 2,712 sq.ft.

The orientation of the building will run parallel to the longest property dimension running north to south with vehicle and pedestrian access along the west property line.

Orientation of units will take advantage of the natural surrounding views to the north and south vistas.

Administrative Waiver:

The Owner is requesting an Administrative Waiver for a side setback encroachment on the north and south property side setbacks.

In order to provide livable area for each housing unit the width of each unit was set at 26'-8" (14'-4" for living/kitchen + 12'-4" for bedroom/carport).

The total length of building for three units would require 80'-0".

The north interior side setback of 10'-0" adjacent to the existing multi-family development would be reduced to 8'-0" for a 20% encroachment and the south exterior side setback of 15'-0" adjacent to Peach Lane and City of Sedona Public parking would be reduced to 12'-0" for a 20% encroachment.

We believe and hope the need for affordable housing options for the community, which has been a recognized as a top community benefit in the community plan, will warrant this administrative waiver.

Grading and Drainage:

The existing site has a slight slope from northwest corner to the southeast corner and currently drainage is directed to the southeast corner. The new development will follow the existing conditions with some slight cut and fill. The drainage will be redirected, detained and metered to existing southeast. See civil engineers grading and drainage plan for further explanation and detail.

Access and Parking:

A new 24'-0" Ingress and Egress decomposed granite drive will be located along the west property boundary to access the new parking area in front of the new housing units.

The new development requires 7.5 spaces. The applicant is proposing seven spaces, which includes one covered parking space and one guest parking space per unit and a potential of two over-flow spaces, on site, at the entry.

Vegetation and Landscaping

The existing vacant property currently has no trees or vegetation.

There will be new planting located at the west and north property lines to provide screen and privacy for parking and driveway. This planter will have a mixture of trees, shrubs and ground cover. There will be additional landscaping provided adjacent to building at the east and south property to soften and provide screen and buffer from Peach Lane and parking lot to the south and Sunset Lane to the east.

See Landscape Plan for plant list and location.

Wastewater Disposal

The Owners intent is to connect to the existing City of Sedona sewer system at Sunset Lane for the three housing units. Each unit will have its own service and connection to sewer.

Exterior Lighting

Our exterior lighting will comply with the City of Sedona lighting regulations. No raised parking lights will be necessary and we intend to employ low voltage mushroom type lighting along the driveways, walkways and planter areas.

Exterior building lighting will be fully shielded wall sconces which will direct the light downward with no horizontal or upward illumination.

Utility Connections

Water: existing/currently supplied by Arizona Water Company

Gas: existing Uni-source Energy services.

Telephone: existing/currently supplied by Quest Communications

Sewer: available connection to City of Sedona sewer.

Electric: existing/currently supplied by APS

All utilities exist and extended to site except for gas.

Architectural Design and Details

The primary building structure will be a wood frame building with exterior walls having colored stucco with a red rock stone veneer wainscot at columns and entry walls and the roof will be a sloped gable roof with forest green metal roofing.

There will be a change in floor line elevations between units and units will be staggered which will create a desired walls massing and various roof heights adding visual interest. Air-conditioning ground units (remote compressors) will be screened with all unit air-handlers located within the unit. There will be no roof-top units.

Colors will be in the darker natural hues and shall conform to City of Sedona Light Reflective Guidelines.

The new buildings will be designed with a logical hierarchy of masses by using materials and massing to create a base and to minimize its perceived heaviness or massiveness as the building rises in elevation. Building materials and colors will compliment the surrounding buildings and create a project that will relate to its surrounding environment.

We believe this project will add to the economic vitality of Sedona and will provide a much needed community affordable housing option with a strong pedestrian connection to an existing community activity center and existing public transportation.

Thank you,

Dan Surber, Architect (agent)
Owner/Developer
Verde Valley Habitat for Humanity

January 30, 2018
Date

City of Sedona
Department of Community Development
Attention: Warren Campbell and Cari Meyer
104 Roadrunner Drive
Sedona, Arizona 86336

Citizens Participation Plan for:
Habitat for Humanity – Sedona Units

An informative letter which includes site plan, floor plans and building elevations will be sent out stating our intent for the property located at 460 Peach Lane Sedona, Arizona- Parcel # 401-14-100

Citizens will be invited to send questions or comments via fax, mail or e-mail and we will respond to clarify or answer questions regarding the project in same fashion.

All comments, questions or dialogue will be documented and presented to the City of Sedona as part of this participation plan prior to the public meeting in the spring of 2018.

Thank you,
Dan Surber, Architect (agent)

Dan Surber Architect

P.O. Box 3764 Sedona, Arizona USA 86340

Tel: 928-204-2814 Fax: 928-204-1031 e-mail: dsurber@esedona.net

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We believe that the new Habitat for Humanity – Sedona Units as proposed meets the City of Sedona zoning criteria and intent and has been designed using design principles outlined in the City of Sedona Design Review Manual and Design Guidelines.

The new Housing Development will create much needed housing for our community and will be an aesthetically pleasing building structure and will add to the economic vitality of Sedona.

As part of the City of Sedona Design Review process we are required to obtain feedback from our surrounding neighbors. If you have any questions or comments please feel free to contact the City of Sedona or Dan Surber.

All feedback is welcome and will be presented to the City of Sedona.

You are also invited to attend the City of Sedona Planning and Zoning Hearing which will be noticed at a later date.

Thank you,

Dan Surber Architect P.O. Box 3764 Sedona, Arizona USA 86340

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e-mail: dsurber78@esedona.net